

MINUTES ~ September 8, 2009
Ponaganset High School-Library

1. Call to Order

Mr. Gregory Laramie, Chair of the Foster Glocester Regional Building Committee, called the meeting of the Foster Glocester Regional Building Committee to order at 6:35 PM in the Ponaganset High School, Library.

2. Roll Call

Mrs. Kecia Pierce called the roll. In attendance were Mr. Gregory Laramie of Glocester, Mr. Dennis Chretien of Foster, Mrs. Anne Ejnes of Glocester, Mr. Raymond Fogarty of Glocester, Mrs. Julie Capobianco of Foster, Mr. George Jacques of Glocester, Mr. Bill Abt of Foster and Mr. Warren Ducharme of Foster.

Mr. Fogarty asked if the meeting could begin with a discussion regarding the special education classroom as Mrs. Short, the special ed teacher was attending the meeting. It was noted that this issue falls under agenda item 4, Middle School and High School Project Update, status of work. The committee agreed.

3. Middle School and High School Project Updates

Mrs. Short asked for an update on the mold issue in the special education room in the high school. Mr. Alex Ziemba reported that after Mr. Joe McGovern informed him of a mold issue in the bathroom, he reviewed the situation and reported that mold was evident on the walls in the bathroom space though there was no mold on the floor or in other spaces. He reported that the cause of the mold was due to the fact that the area was dark, humid and closed in all summer and the space is not air conditioned. Mr. McGovern and his team went through and cleaned the area. Mrs. Short reported that the floor tiles in the classroom along the wall adjacent to the bathroom are curling up. Mr. McGovern stated that there was a problem in that classroom before the renovations began, they put the air conditioning in to mitigate the mold. Mr. Laramie reported that there had also been a mold issue in the corner room, room 117 and in the stairwell in the corner there were water problems. He said they addressed and fixed those issues.

Mr. Ziemba presented the options for addressing the bathroom mold issues as follows: core the slab to check moisture content, investigate the exhaust air within the space, if there is negative pressure they could put a louver in the door between the classroom and bathroom for circulation and check to see if the air conditioning unit could go into that space.

Mr. Walter Steere asked if any of the building committee work was done on the bathroom to which the committee responded no. Mr. McGovern noted that they never had mold in the bathroom before just in the classroom. Mr. Steere suggested that perhaps this should be an issue for the school committee not the building committee.

The committee discussed the issue and Mr. Piccirilli suggested that the professionals on the job now should give their thoughts on it, get pricing for the options and provide the information to the school committee for their next meeting. Mr. Laramie and Mr. Abt directed the architects to review the options and obtain pricing.

Mrs. Short asked how she should report back to parents and concerned staff and it was agreed that any communication should go from Mr. Ziemba to Mr. Dennis Kafalas and Mrs. Short Should work with Mr. Kafalas.

4. Financial Report/Budget

Mrs. Sarah Mangiarelli reviewed the Treasurer's Report which committee members had received prior to the meeting. The Treasurer's summary report is attached as reference 1.

Mrs. Mangiarelli reported that the School Committee passed a resolution to accept the first capital lease for \$170K plus financing costs and they have accepted the corrective action plan including the second capital lease of \$750K to cover the projected deficit. Mrs. Mangiarelli reported that Mr. Grzyb will continue to reconcile the numbers and Mr. Grzyb reported that there will be more changes for the kitchen. He stated that he is about 90% complete with the changes and will take a couple more weeks to finalize as he is waiting for some more pricing information.

Mr. Fogarty moved and Mr. Ducharme seconded to accept the treasurer's report as presented. So voted, 8-0.

5. Middle School and High School Projects Updates-Continued

Mr. Ziemba reported that they have received the temporary certificate of occupancy as of last week for the North and South buildings. He said the kitchen is fully functional as of last week and they are moving forward with the science lab gas valves for which the inspections will be done tomorrow. Mr. Laramie reminded everyone that the extra gas valves were not required but the committee agreed to put them in as asked for by the Chepachet Fire District.

Mr. Ziemba reported that the temporary certificate of occupancy will expire on November 30, 2009 and there are minor items to be completed for the final inspection and final certificate of occupancy. He noted that there are two units in the auxiliary gym which need to be wired up and tied into the alarm system, additional heat sensors in the kitchen are needed and additional emergency lights need to be added. He noted that these items were all field conditions found when inspecting for the temporary certificate of occupancy. Mr. Ziemba said he will coordinate this work with the fire department. Mr. Fogarty noted that he doesn't want the work to wait until the last minute, he'd like it to be done well before November 30th. Mr. Ziemba reported that they will begin sitting with Mr. Desormier again for the certificate of occupancy process and Mr. Grzyb said they will meet the November 30th deadline.

Mrs. Ejnes referred to the event listing provided by Mr. Grzyb and asked for a summary explanation of the finances as she would like to be able to respond when questioned. Mr. Laramie explained that there are unknown expenses, known and project expenses, amounts expended (approved change orders) and the original contract amount. He said that when they make draws on the funds they are looking to identify the unknown

and known and projected amounts. Mr. Abt explained that the cost of work is not going up, the costs were projected they are just trying to put them in the correct category.

Mr. Grzyb reported that the focus will now be on the punch list. Mr. Ziemba said they have started in the North building and will work toward the South building to inspect. Mr. Ziemba reported that the list is not too bad overall noting that they have found typical things.

Regarding the middle school, Mr. Grzyb reported that they took care of the punch list over the summer noting that they fixed the science room faucets and completed the elevator work. Mr. Grzyb said the major issue now is the energy recover wheel. Since July Mr. Grzyb and Mr. Mark Humphrys have tried to contact the manufacturer of the roof top unit but they are not responding. Mr. Grzyb said he feels that at this point the owner needs to send them a letter. In explaining the situation Mr. Grzyb said there was an odor coming from the roof top unit during the rain and humid weather. Mr. Laramie encouraged Mr. Grzyb to take the next step stating that there is clearly a problem. The committee discussed the issue and Mr. Grzyb reported that it is ConEd's opinion that the wrong type of wheel was used.

Mr. Steere asked if the hot water at the middle school was tied into the biomass. Mr. Laramie said this was not part of the original design so the building committee has decided not to go forward with that and noted that the cost would have been about \$17K not including the installation of the pump. Mr. Steere asked if having the hot water piped in would be big savings to which Mr. McGovern noted that is questionable given the cost of doing it. Mr. Laramie confirmed that the high school hot water is tied in because it was originally designed that way.

Mr. Laramie questioned the status of the flooring in the high school library. Mr. Grzyb noted that he has corresponded with Regal Floors and they said they'd take care of it but Mr. Grzyb doesn't feel that their work will be sufficient. He expects that this will be an issue and the area will not be re-carpeted until next summer. Mr. Laramie said he wants this issue on record and Mr. Grzyb advised that the building committee should send a letter to H.V. Collins and notify the bonding company. Mr. Grzyb reported that they still have retainage on the contractor.

Mr. Grzyb reported on the energy lab saying that they have awarded contracts, are doing submittals for subs, footings have begun, the structural steel is on site, the ductwork is scheduled for delivery and the electrical rough-ins have begun. Mr. Fogarty asked when the door will be in, Mr. Grzyb responded that it will be three to four weeks to get delivered and noted that this will be one of the last things to go in. When questioned, Mr. Grzyb said the windows should not be an issue. Mr. Fogarty questioned the status of the computer equipment for the lab as he wants to make sure it is being looked into now to make sure the plugs and other necessary items are in place. Mrs. Mangiarelli and Mr. Chretien will discuss this issue with the district IT director.

Mr. McGovern asked about the lighting controls for the high school. Mr. Grzyb said he will schedule a meeting with Aladdin to go over this. He also noted that the library kiosk lights have been changed. Mrs. Lorraine O'Connors questioned the timeline of the commissioning of both buildings. Mr. Grzyb reported that ConEd is still doing some work, they are waiting for some programming to be done then they will finalize the commissioning.

6. Approval of Minutes

Mrs. Ejnes moved and Mr. Chretien seconded to approve the minutes from the July 14, 2009 meeting. So voted, 5-0-3 with Mr. Jacques, Mr. Ducharme and Mr. Abt abstaining as they did not attend the July meeting.

7. Executive Session

Mr. Fogarty moved and Mr. Ducharme seconded to convene to Executive Session in accordance with RI General Laws 42-46-5(a) (2) Litigation and Potential Litigation. So voted, 8-0.

Mr. Laramie asked Mr. Steere, Attorney Piccirilli and Mrs. Mangiarelli to stay for the executive session.

8. Reconvene to Open Session

Mr. Laramie reconvened the meeting to open session at 9:25PM.

Mr. Laramie reported that a number of potential legal issues were discussed in executive session and no votes were taken other than the vote to reconvene to open session.

Mr. Laramie reported that the School Committee has asked for a joint executive session at the October 6th School Committee meeting and noted that many Building Committee members have agreed to attend.

Mr. Ducharme moved and Mr. Fogarty seconded to seal the minutes of the September 8, 2009 executive session. So voted, 8-0.

9. Adjournment

Mr. Fogarty moved and Mr. Ducharme seconded that the meeting be adjourned at 9:30PM. So voted, 8-0.

Prepared by: Kecia Pierce, Building Committee Clerk

Approved by: Foster Glocester Building Committee, October 13, 2009